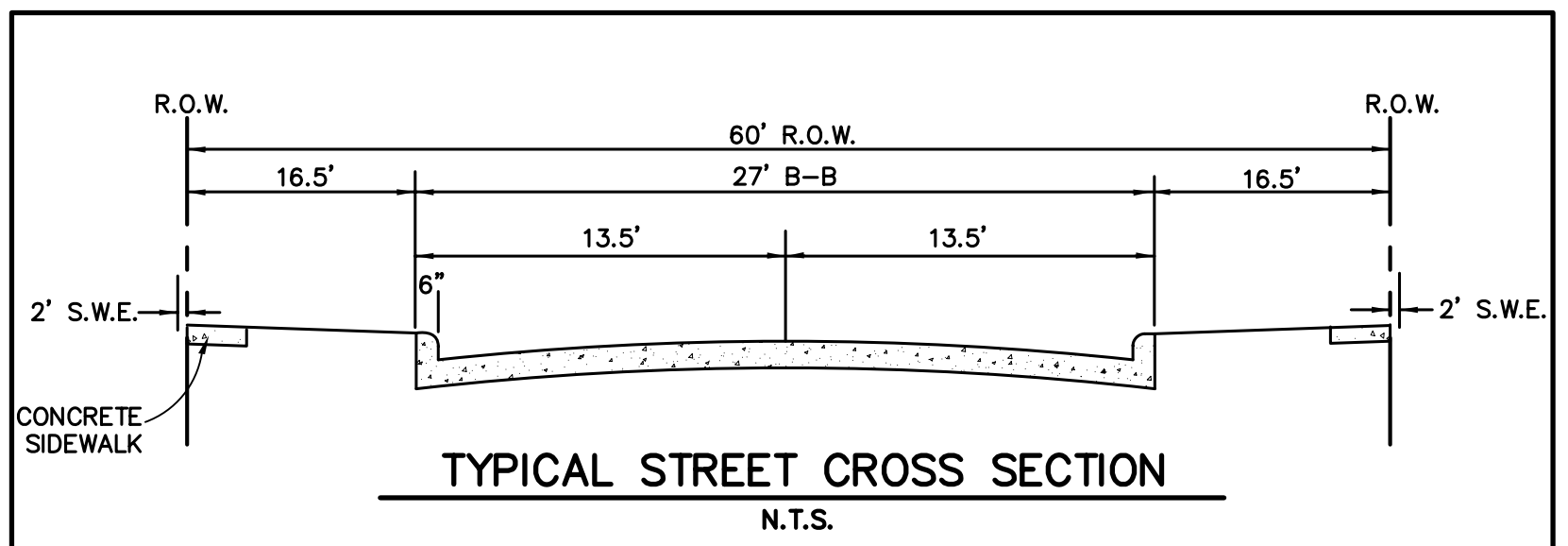
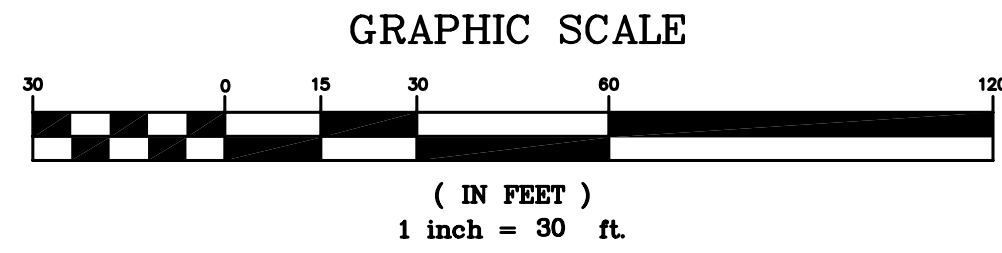


LOCATION MAP



TYPICAL STREET CROSS SECTION
N.T.S.

- LEGEND
- IRS IRON ROD SET
 - IRF IRON ROD FOUND
 - ROW RIGHT-OF-WAY
 - SWE SIDEWALK EASEMENT
 - ◇ STREET NAME CHANGE

NOTE: According to Community Panel No. 48085C0265 G, dated January 19, 1996 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area.

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

FP07-0031
FINAL PLAT
VILLAGE LAKES, PHASE 2A
BLOCK M, LOT 1 AND
ADJOINING RIGHT-OF-WAY

2.835 ACRES OUT OF THE CRAIN AND
WARREN SURVEY, ABSTRACT NO. 229
CITY OF FRISCO, DENTON COUNTY, TEXAS

CPI VILLAGE LAKES, L.P.	OWNER/DEVELOPER
4050 W. Park Blvd. Plano, Texas 75093	(972)612-8085
JB PARTNERS, INC.	SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B Addison, Texas 75001	(972) 248-7676

OWNER'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, CPI VILLAGE LAKES, L.P. is the owner of all that tract of land in the City of Frisco, Denton County, Texas, part of the Crain & Warren Survey, Abstract No. 229, being part of that 82.565 acre tract of land conveyed to CPI Village Lakes, L.P. as recorded in Document No. 2006-0096381, Denton County Deed Records and being further described as follows:

BEGINNING at an aluminum capped monument set in the west line of said 82.565 acre tract of land, said point being the southeast corner of a tract of land conveyed to Seminole Development Corporation as recorded in Document No. 2006-0040923, Denton County Deed Records,

THENCE along a west line of said 82.565 acre tract and along the east line of said Seminole Development Corporation tract as follows:

North 17 degrees 17 minutes 43 seconds East, 283.37 feet to a one-half inch iron rod found for corner;

Northeasterly, 123.95 feet along a non-tangent curve to the right having a central angle of 142 degrees 01 minutes 51 seconds, a radius of 50.00 feet, a tangent of 145.34 feet and whose chord bears North 13 degrees 30 minutes 11 seconds East, 94.56 feet to a one-half inch iron rod found for corner;

Northeasterly, 26.13 feet along a non-tangent curve to the left having a central angle of 01 degrees 28 minutes 03 seconds, a radius of 1020.00 feet, a tangent of 13.06 feet and whose chord bears North 29 degrees 32 minutes 20 seconds East, 26.13 feet to a one-half inch iron rod set for corner;

THENCE South 61 degrees 11 minutes 41 seconds East, 60.00 feet to a one-half inch iron rod set for corner;

THENCE South 15 degrees 56 minutes 29 seconds East, 14.14 feet to a one-half inch iron rod set for corner;

THENCE Southeasterly, 210.69 feet along a non-tangent curve to the left having a central angle of 10 degrees 19 minutes 03 seconds, a radius of 1170.00 feet, a tangent of 105.63 feet and whose chord bears South 66 degrees 21 minutes 24 seconds East, 210.40 feet to a one-half inch iron rod found for corner;

THENCE South 71 degrees 30 minutes 56 seconds East, 40.00 feet to an aluminum capped monument set for corner;

THENCE South 18 degrees 29 minutes 04 seconds West, 60.00 feet to a one-half inch iron rod set for corner;

THENCE South 63 degrees 29 minutes 04 seconds West, 14.14 feet to a one-half inch iron rod set for corner;

THENCE South 18 degrees 29 minutes 04 seconds West, 222.09 feet to a one-half inch iron rod set for corner;

THENCE Southwesterly, 133.66 feet along a non-tangent curve to the right having a central angle of 139 degrees 14 minutes 24 seconds, a radius of 55.00 feet, a tangent of 148.05 feet and whose chord bears South 63 degrees 29 minutes 04 seconds West, 103.11 feet to a one-half inch iron rod set for corner;

THENCE North 71 degrees 30 minutes 56 seconds West, 16.10 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 86.60 feet along a curve to the left having a central angle of 20 degrees 15 minutes 06 seconds, a radius of 245.00 feet, a tangent of 43.76 feet and whose chord bears North 81 degrees 38 minutes 29 seconds West, 86.15 feet to a one-half inch iron rod set for corner;

THENCE South 88 degrees 13 minutes 58 seconds West, 109.68 feet to a one-half inch iron rod set for corner;

THENCE Southwesterly, 34.55 feet along a curve to the left having a central angle of 01 degrees 56 minutes 27 seconds, a radius of 1020.00 feet, a tangent of 17.28 feet and whose chord bears South 87 degrees 15 minutes 45 seconds West, 34.55 feet to a one-half inch iron rod found for corner in the east line of Village Lakes, Phase 1, an addition to the City of Frisco as recorded in Cabinet Y, Page 190, Denton County Plat Records, said point being the intersection of the east line of Edelweiss Trail (a 60 foot wide right-of-way) and the south line of High Shoals Drive (a 60 foot wide right-of-way);

THENCE North 03 degrees 42 minutes 29 seconds West, 60.00 feet to a one-half inch iron rod found for corner at the northeast corner of said Phase 1, said point being in the north line of High Shoals Drive, said point being in the south line of said Seminole Development Corporation tract of land;

THENCE Northeasterly, 36.58 feet along the west line of said 82.565 acre tract of land and along the south line of said Seminole Development Corporation tract of land and along a non-tangent curve to the right having a central angle of 01 degrees 56 minutes 27 seconds, a radius of 1080.00 feet, a tangent of 18.29 feet and whose chord bears North 87 degrees 15 minutes 45 seconds East, 36.58 feet to the POINT OF BEGINNING and containing 123,513 square feet or 2.835 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

- THAT, CPI VILLAGE LAKES, L.P., acting herein by and through it's duly authorized officer, does hereby certify and adopt this plat designating the hereinabove described property as VILLAGE LAKES, PHASE 2A, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. CPI Village Lakes, L.P. does herein certify the following:
- The streets and alleys are dedicated for street and alley purposes.
 - All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
 - The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat.
 - No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Frisco.
 - The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
 - Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Frisco's use thereof.
 - The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
 - The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
 - All modifications to this document shall be by means of plat and approved by the City of Frisco.

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Frisco, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with City standards and that he (they) shall maintain the same in a structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to City standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to City standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The Police Chief or his/her duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

WITNESS, my hand, this ____ day of _____, 2009.

CPI VILLAGE LAKES LP,
a Delaware limited partnership

By: CPI Village Lakes GP LLC
a Delaware limited liability company
its General Partner

By: European Investment Management Services, Inc.,
a Delaware corporation
its Manager

By: _____
Name: _____
Its: _____

STATE OF CALIFORNIA §
COUNTY OF _____ §

On _____ before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public, State of California

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Dan B. Ramsey, do hereby certify that I prepared this plat and the field notes made part thereof from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Frisco, Texas.

Dan B. Ramsey, R.P.L.S. No. 4172

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared DAN B. RAMSEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29th day of April, 2009.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this the ____ day of _____, 200__
by the Planning and Zoning Commission of the City of Frisco, Texas.

_____ Planning and Zoning Commission Chairperson

_____ City Secretary

_____ City Engineer

_____ Planning Department

SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

FINAL PLAT

VILLAGE LAKES, PHASE 2A

BLOCK M, LOT 1 AND

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